

## Kanab Planning Commission Meeting

April 5, 2016

### Kane County Commission Chambers

**PRESENT:** Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members: Stuart Allan, Curtis Cutler, Marty Ott, Arlon Chamberlain, Business/Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson and Secretary Katherine Ohlwiler.

**NOT IN ATTENDANCE:** City Council Liaison Brent Chamberlain, Commission Member Melvin Watson and Jeff Stott of Kanab City Legal Council.

### **MEETING STARTED AT 6:31 PM**

**APPROVAL OF MINUTES:** Mike Downward made a motion to approve the minutes of March 15, 2016 with the proposed changes. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

**PUBLIC COMMENT PERIOD:** None

**PUBLIC HEARING CONTINUED DISCUSSION ON REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 18 [MULTI-FAMILY RESIDENTIAL ZONES] TO ALLOW 20 SMALLER UNITS [LESS THAN 600 SQ FT] UNITS PER ACRE:** Stuart Allan made a motion to go into Public Hearing. Mike Downward 2<sup>nd</sup> the motion. Motion passed. No public comments were made. Arlon Chamberlain made a motion to go out of Public Hearing. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

The Commission discussed the need of affordable housing and whether or not developers were thinking of providing affordable housing. Bob Nicholson presented some comparable data from St George on their density regulations formula.

The Commission directed Bob Nicholson to research other small town's density regulations and code's for multifamily zones.

Stuart Allan made a motion to deny the recommendation on revisions to the Kanab City Land Use Ordinance Chapter 18 (Multi-Family Residential Zones) to allow 20 smaller units (less than 600 sq ft) per acre. Curtis Cutler 2<sup>nd</sup> the motion. Motion passed.

**DISCUSSION REGARDING KANAB LAND USE ORDINANCE CHAPTER 7 [SIGNS]:** Bob Nicholson explained that currently Section 7-10 states you can use 20% of the front wall area of a business for signage and it also says with 100 sq ft allowable minimum (whichever is greater). He explained that it becomes a problem with a small storefront. Bob suggested a simple fix would be to change the 100 sq ft minimum to 60 or to delete that phrase and leave the signage to say 20% of that front wall area.

**DISCUSSION REGARDING LIGHTS AND LIGHTING IN RESIDENTIAL AREAS:** Bob Nicholson suggested that the heading of Section 6-8 could be "outside lighting" that way it could address parking lots and also residential situations. The Commission directed Bob to change the Section title to "exterior lighting".

**STAFF REPORT:** None

**COMMISSION MEMBER REPORT:** None

**COUNCIL MEMBER LIAISON REPORT:** None

Stuart Allan adjourned.

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Chairperson

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Date